

Spring Mills Board of Directors Minutes – May 18, 2021

Present: Ed Flake, Tammy Catlett, Rick Greenwood, Wes Yates, Mike Mason, Michelle Showers and Heather Field.

Absent: Stephen Casimir, Ron Little

Meeting was called to order at 7:03 P.M. by Vice President Ed Flake.

HOMEOWNERS FORUM:

Erin Justice sent an email in to the board to respond to the 2 letters sent to her for parking on the street frequently. She wanted an exception as they have 3 drivers living in the home and neighbors signed off that they did not mind. However, per discussion, the board must enforce the CCR's regardless of their circumstances as it is the rules for everyone.

A question was asked if signs could be posted on the walking path for people on bikes to "slow down" because she thinks the walkers and dogs would get ran into. Instead of signs, the board agreed to put out a newsletter note and possibly a blast or Facebook notice to ask those on bikes to slow down and be cautious.

Gene Fry would like the board to address the quorum problem and to come up with a solution to this problem as there will, most likely, never be a quorum.

PRESIDENT REMARKS:

Vice President, Ed Flake, is hosting the meeting in Stephen Casimir's absence.

REVIEW OF MINUTES:

The minutes from the April meeting were accepted as submitted.

FINANCIAL REPORT:

Michelle Showers provided financial reports and bank balances. She discussed the current delinquency status and went over the income and expense statement.

All the snow removal invoices were received together in April. There were discrepancies pointed out which will need to be reviewed prior to payment being sent. In the future, invoices will be requested per event so that each event can be reviewed for any discrepancies prior to payment. The board also discussed having a policy put in place or a tracking format to check/verify the amount being billed.

COMMITTEE REPORTS:

Administrative: The Board of Directors renewed the following Officer positions:

President: Stephen Casimir

Vice President: Ed Flake

Secretary: Tammy Catlett

Treasurer: Ron Little

Architectural Control Committee: Michelle Showers approved the following permits:

95 Akron Drive	4ft white vinyl picket fence
43 Polygon Place	4ft white vinyl privacy fence
10 Polygon Place	4ft white vinyl privacy fence
23 Clemson Lane	Deck replacement and extending deck 12ft to the right
43 Cavendish Way	4ft wood picket fence
129 Pembroke Lane	Paint the front door and shutters black
19 Bryn Mawr Court	4ft wood picket fence
90 Whippoorwill Lane	4ft white vinyl privacy fence

Communication Reports: The pastor at the church on TJ had asked for a dog waste station to be added to their property. Michelle met with them to see where it could be placed. They are having a family fun day the same day as the yard sale. They are asking if we can advertise on our email and Facebook page. The Board agreed that they are unable to do that as it would be distasteful to hand select who to promote on the community page and emails.

Community Development: Michelle will be sending out an email for the yard sale and picnic. She will also be getting a sign that can be posted for this yard sale and used again in October.

Compliance: Michelle Showers provided a Compliance Log with outstanding violations.

Roads & Grounds: Botanica did a turf application at the park. They also turned the rock garden closest to the tennis court into a mulch bed. Nova Pennington was in the community trimming the trees behind Radcliff.

Pool & Community Park: Tammy Catlett contacted Wilcoxon to get the baby pool suctioning repaired.

Tammy reported that there are no Covid guidelines to follow this year at the pool.

Tammy discussed extending the pool hours at their recent pool meeting, but they do not have the manpower to extend hours at this time.

Pending Items:

- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, Project approved, waiting completion.
- Drainage issues at Ambler and Whippoorwill - POC Michelle, Project approved, waiting completion.
- Permanent Solution for Morningside Drainage – POC: Michelle, Project approved: Awaiting completion.
- Drainage Issue at 235 Morningside – POC: Michelle, Project approved: Awaiting completion.
- Storage Unit at the pool – POC: Tammy/Ed, ECD July 2021

- Creating snow removal SOP – POC: Wes Yates, ECD July 2021

New Business: No new business to report.

Upcoming Newsletter: The article deadline for the August 24th newsletter will be August 6th.

Topics for this newsletter include:

- President's message
- Manager's message
- New Construction status
- End of Summer Events
- Fall Yard Sale
- Halloween
- Bicycles slowing down for walkers

Next Meeting

The next Board of Directors meeting is currently scheduled for Tuesday, June 15th.

Motion Summary

No in-meeting motions were made.

Rick Greenwood moved to adjourn. Tammy Catlett seconded. Motion carried unanimously.

Meeting adjourned at 8:59 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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